

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8854 District of Columbia Government, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 31, 1966.

EFFECTIVE DATE OF ORDER -- Oct. 14, 1966

ORDERED:

That the appeal to establish a parking lot at 200-202 G Street, NW., lots 42 and 43, square 566, be conditionally granted.

FINDINGS OF FACT:

- (1) An inspection of the property made by the Board on August 23, 1966 showed that the lot is already being used for parking. Although, the lot is paved there was a depression in the middle of the drive which held water from a preceding rainfall.
- (2) The subject property is located in an SP District.
- (3) The Department of Highways and Traffic offers no objection to the granting of this appeal and notes in its statement that "the operation of this small parking lot should create no traffic problems on G Street and should help relieve the parking problem in this congested area."
- (4) Appellant states that the parking lot is located on land that will be taken by the Center Leg Freeway in a short period of time, perhaps a year.
- (5) By letter dated August 30, 1966 appellant indicated that the Highway Department informed him that the houses located on property abutting the parking would be acquired by condemnation within three or four months.
- (6) No opposition was registered at the public hearing to the granting of this appeal.
- (7) In Appeal No. 6934 the Board authorized the establishment of this parking lot for a period of one years.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of five years or until such time as the property is acquired for the installation of the freeway system, whichever comes first. However, the Order shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) All areas devoted to driveways, access lanes and parking areas shall be paved with materials which form an all-weather impervious surface and shall be maintained in good repair.
- (c) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over public space.
- (d) An eight (8) inch coping shall be maintained along each side of all driveways to protect the public space.
- (e) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (f) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

- (g) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.